



Bush & Co.

# Flat 5 Primrose Lodge Primrose Street, Cambridge

Offers Around £165,000

Primrose Lodge is a prestigious student development of well proportioned apartments which are individually owned by private landlords. The building benefits from a good degree of security for residents including CCTV and an entry phone system. There is a secure internal bike storage room with bike racks and communal bin store. Communal garden space is available and there is a common room for socialising as well as a shared study space.

The development is situated at end of Primrose Street, within easy reach of the city centre and all the colleges. The property is quietly located on the lower ground floor at the back offering a good degree of privacy and accommodation, which is well proportioned, consists of a large bed sitting room with a large window overlooking gardens and a built in double wardrobe with mirrored sliding doors. The kitchen area is fitted in a modern style with ample storage cupboards, an integrated

fridge/freezer, washer/dryer, microwave combination oven and electric hob. The particularly large shower room has a three piece suite with shower cubicle, w.c and wash hand basin.

The property currently has a tenancy until August for £1100 PCM.

**TENURE** - Leasehold

**TERM** - 250 years from 2016

**MAINTENANCE CHARGES** - £1300 PA

**GROUND RENT** - £250 PA

**POSTCODE** - CB4 3EH

**COUNCIL TAX** - Band A

**SERVICES** - All mains services are believed to be connected to the property

**FIXTURES & FITTINGS** - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

**VIEWINGS** - Strictly through the vendors selling agents 01223 246262



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	78
(81-91) B	78
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	81
(81-91) B	81
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

## IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Sales Office:**  
169 Mill Road, Cambridge CB1 3AN  
01223 246262 [sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

**Lettings Office:**  
8 The Broadway, Mill Road, Cambridge CB1 3AH  
01223 508085 [Lettings@bushandco.co.uk](mailto:Lettings@bushandco.co.uk)